COLORADO
Parks and Wildlife
Department of Natural Resources

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March 16, 2015

Russel Forrest
Asst. County Manager for Economic and Community Development Director
Blackstock Government Center
221 N. Wisconsin St. Suite D
Gunnison, CO 81230

RE: CIMARRON MOUNTAIN CLUB LUC 14-000028

Dear Mr. Forrest,

Colorado Parks and Wildlife (CPW) has reviewed Gunnison County's Minor Impact Review Project Land Use Change Permit Application for High Cimarron LLC. Land Use Comment # 14-000028. The applicant, High Cimarron LLC., proposes Cimarron Mountain Club ("CMC") as a large lot development, comprised of several private ranches that share recreational amenities, in the Big Cimarron Valley. The private ranches will range in size from 35 acres to 204 acres, with the average size ranch in excess of 100 acres. The project emphasizes preservation of the wilderness character of the property, while providing owners a broad variety of outdoors recreational opportunities. Through reciprocal recreation easements, owners will be able to recreate throughout the entire property. Recreational opportunities include Nordic skiing, snowshoeing, snow cat skiing, ice skating (on ponds), fishing, hunting, hiking, canoeing, kayaking, paddle boarding and rock climbing. Approximately six miles of high quality gravel roads will be constructed, primarily on top of existing logging roads. A total of five HOA owned buildings will be constructed on the proposed project site.

Large stand, old growth evergreen and aspen forests with open grassy meadows dominate the landscape of the proposed project site. Numerous ponds are dispersed throughout the project area with Coal Creek dissecting the property from west to east. The proposed project site sits between 9,000 and 10,300 feet with a north and east facing aspect.

SCANNED

Black Bear Habitat Utilization:
The location of the proposed project lies within CPW mapped summer and fall black bear habitat. The area surrounding the proposed project does experience black bear conflicts throughout the summer and fall months. Due to the bear activity that exists in the area of the proposed project, the applicant should be prepared for bear activity. CPW strongly recommends that the applicant or HOA require bear proof trash containers at residences and facilities and keep trash and food, including pet food, sources properly stored. CPW also encourages limited use of bird feeders and other bear attractants. Upon request CPW can provide literature to help reduce bear conflicts.

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Mule Deer and Elk Habitat Utilization:
The proposed project also lies within CPW mapped elk calving, spring, summer and fall use areas, as well as mapped mule deer spring, summer and fall use area. CPW recommends

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limiting activity including road and building construction as well as recreation from May 1st, through June 30th each year to minimize negative impacts on calving elk and fawning mule deer. CPW advises landscaping be planned with plant species and plant protection that would reduce deer and elk foraging and causing damage to landscaping. CPW strongly recommends keeping livestock feed properly stored and applied in a manner that will prohibit deer and elk for foraging on livestock feed.

CPW also recommends wildlife friendly fences be constructed throughout the proposed project area. The site of the proposed project is in the migration corridor for the Cimarron deer and elk herds. Deer and elk are frequently in the area and would benefit from wildlife friendly fences to allow safe migration. Upon request CPW can provide a book; "Fencing with Wildlife in Mind".

Impact Avoidance and Minimization Recommendations:

Given the high quality wildlife habitat of the proposed project site and surrounding area, and based on a site specific evaluation of the proposed activities at the site, CPW recommends the following to avoid and minimize potential project impacts to wildlife.

- Use of bear proof trash containers and waste storage to minimize black bear conflict
- Proper timing use and removal of bird feeders to reduce black bear conflict
- Planned landscaping considerations to reduce mule deer and elk foraging and damage to landscaping
- Proper storage and application of livestock feed to reduce mule deer and elk foraging on livestock feed
- Construction of wildlife friendly fencing
- Limited activity between May 1st and July 1st each year to reduce impacts on mule deer fawning and elk calving

Again, thank you for the opportunity to comment on the impacts the proposed Cimarron Mountain Club may have on wildlife. If you have further questions please contact, myself or District Wildlife Manager Matt Ortega at 970.252.6011.

Sincerely,

Renzo DelPiccolo
Area Wildlife Manager - Montrose
970.252.6010

cc: DWM-Matt Ortega, SW Region Manager-Patt Dorsey, Energy Liaison-Jon Holst, Land Use coordinator-Brian Magee